



# Town of Hopkinton

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## HOPKINTON PLANNING BOARD

### MINUTES

**FEBRUARY 11, 2014**

Vice Chairman Timothy Britain opened the Hopkinton Planning Board meeting of Tuesday, February 11, 2014, beginning at 7:00 PM in the Hopkinton Town Hall. Members present: Celeste Hemingson, Cettie Connolly, Jane Bradstreet and Alternate Rich Steele. Member(s) absent: Chairman Bruce Ellsworth, Michael Wilkey and Ex-Officio George Langwasser.

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#### **I. Review and adopt the Minutes and Notice of Decision of January 14, 2014.**

Mrs. Connolly, seconded by Mrs. Hemingson, moved to ADOPT the Minutes of January 14, 2014 as presented. With five members voting, four voted in favor (Hemingson, Connolly, Steele and Britain) and one voted in abstention (Bradstreet). Mrs. Connolly, seconded by Mrs. Hemingson, moved to ADOPT the Notice of Decision of January 14, 2014 as presented. With five members voting, four voted in favor (Hemingson, Connolly, Steele and Britain) and one voted in abstention (Bradstreet).

#### **II. Conceptual Consultation(s).** There were no conceptual consultations.

#### **III. Application (s).**

**#2014-2 Town of Hopkinton** Town Administrator Neal Cass addressed the Planning Board introducing engineer Robert Duval of T.F. Moran in presenting the Site Plan to renovate and construct additions to the Contoocook Fire Station. The property is located at 9 Pine Street in the VB-1 district, shown on Tax Map 101 as Lot 20.

Vice Chairman Britain inquired as to whether it is the Town's intentions to have the Planning Board review and comment on the plans in accordance with NH RSA 674:54. Mr. Cass replied yes.

Vice Chairman Britain then asked Mrs. Robertson whether the proposal is in compliance with all applicable Building Codes, Floodplain Ordinance, Shoreland Protection Standards and the Town's zoning requirements. Mrs. Robertson replied yes.

Mr. Duval began by advising that the Contoocook Fire Station was originally constructed in 1974. The purpose of the renovations and additions is to make the Fire Station more amenable to current fire standards. The project will include providing adequate space for personnel, equipment and training. The renovations will include fully sprinkling the building with a new six inch pipe service. Furthermore, floor drains will be added and plumbed into the existing sewer system. In order to begin the process of designing the station, the Town had to first determine whether the building could support a second story, which offers a substantial cost savings to that of constructing a new facility. Once the ability to support a second story was established they had to determine the needs and services that had to be addressed, such as the need for an addition of an apparatus bay for the existing ladder truck. The height of the existing overhead doors and ceiling are constraining when trying to park the ladder truck in the building.

Mr. Duval reviewed the site plan explaining that the addition to the north side of the station will be less than 1,000 square feet and the addition to the south will be less than 2,000 square feet. The south side addition has been designed so to not disturb the river bank and has been permitted by

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**Adopted: 05/13/2014**

New Hampshire Department of Environmental Services. While a Terrain Alteration Permit is not required, the Town will comply with the regulations for storm-water management. For example, all storm water run-off will be treated before discharged into the existing drainage system.

Mrs. Hemingson questioned the purpose of the proposed concrete sidewalk shown adjacent to the building and river bank. In response, Mr. Duval stated that the sidewalk will connect to an emergency side door. Currently, in that location there is a paved sidewalk. Mrs. Hemingson expressed concern with the potential for future erosion of the river bank because of the close proximity of the addition. In response, Mr. Duval explained how as part of the storm water management plan a silt fence will be erected during construction along the edge of the river bank. Furthermore, as part of the application process through NH Department Environmental Services the plants, shrubs and trees along the river bank were identified so as to not disturb them during construction.

Mrs. Hemingson inquired as to whether the proposal had been reviewed by the River Advisory Council and the Conservation Commission. In response, Mr. Duval noted that a representative from his office had reviewed the plans with the River Advisory Council; however, they have not reviewed the proposal with the Conservation Commission but are willing to do so.

Selectman George Langwasser commented on the continued need for a sidewalk alongside the building and river bank, noting that the area is heavily used during the winter by those riding snowmobiles.

In an effort to address concerns with bank erosion, Mr. Duval stated that additional plantings could be planted along the bank. The root system of the plants will help prevent any possibility of future erosion. Again, Mrs. Hemingson commented that the site plan should be reviewed by the Hopkinton Conservation Commission.

There was no one present wishing to offer public testimony.

With no other questions from members of the Planning Board, Vice Chairman Britain thanked Mr. Cass and Mr. Duval for their presentation.

**IV. Adjournment.** Mrs. Bradstreet, seconded by Mrs. Connolly, moved to ADJOURN the meeting at 7:37 PM. The Board unanimously agreed. The next regular scheduled meeting of the Planning Board is Tuesday, March 18, 2014, at 7:00 PM in the Town Hall.

Karen L. Robertson  
Planning Director

In accordance with RSA 677:15, any person(s) aggrieved by any decision of the Planning Board concerning application(s) may present to the Superior Court a petition, duly verified, setting forth that such a decision is illegal or unreasonable in whole or part and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within thirty (30) days after the Board's final decision regarding the application in question has been filed and becomes available for public inspection in the Planning Office.